

REGULAR MEETING OF THE
CITY OF CONCORD PLANNING COMMISSION
COUNCIL CHAMBER, 1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA

Wednesday, February 3, 2016

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Avila at 6:33 P.M., February 3, 2016, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Ernesto Avila
Vice Chair Jason Laub
Commissioner LaMar Anderson
Commissioner Ray Barbour
Commissioner Carlyn Obringer

STAFF PRESENT: Laura Simpson, Planning Manager
Susanne Brown, Senior Assistant City Attorney
Frank Abejo, Senior Planner
Joan Ryan, Senior Planner
Joelle Fockler, City Clerk

II. PLEDGE TO THE FLAG

Commissioner Obringer led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. OATH OF OFFICE – For Commissioner LaMar Anderson

City Clerk, Joelle Fockler, swore in new Planning Commissioner LaMar Anderson.

V. REORGANIZATION OF PLANNING COMMISSION

1. Nomination and designation of the Chairperson of the Planning Commission for 2016/17.

Motion was made by Commissioner Obringer to nominate Commissioner Avila for Chair, and seconded by Commissioner Barbour. The motion was passed by the following vote:

AYES: Obringer, Barbour, Anderson, Avila, Laub
NOES: None
ABSTAIN: None

ABSENT: None

2. Nomination and designation of the Vice Chairperson of the Planning Commission for 2016/17.

Motion was made by Commissioner Obringer to nominate Commissioner Laub for Vice-Chair, and seconded by Commissioner Barbour. The motion was passed by the following vote:

AYES: Obringer, Barbour, Anderson, Avila, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: None

VI. COMMISSION APPOINTMENTS

1. Nomination and designation of Design Review Board Liaison and Alternate for 2016/17.

Motion was made by Commissioner Obringer to nominate Commissioner Avila for Liaison and Commissioner Laub as Alternate, and seconded by Commissioner Barbour. The motion was passed by the following vote:

AYES: Obringer, Barbour, Anderson, Avila, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: None

2. Nomination and designation of TRANSPAC Liaison and Alternate for 2016/17.

Amended motion was made by Commissioner Laub to nominate Commissioner Obringer for Liaison and Commissioner Laub as Alternate, and seconded by Commissioner Obringer. The motion was passed by the following vote:

AYES: Obringer, Laub, Anderson, Avila, Barbour
 NOES: None
 ABSTAIN: None
 ABSENT: None

3. Nomination and designation of Bicycle and Pedestrian Advisory Committee Representative and Alternate for 2016/17.

Motion was made by Commissioner Avila to nominate Commissioner Obringer for Representative and Commissioner Laub as Alternate, and seconded by Commissioner Laub. The motion was passed by the following vote:

AYES: Avila, Laub, Anderson, Barbour, Obringier
 NOES: None
 ABSTAIN: None
 ABSENT: None

VII. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

VIII. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Commissioner Obringier, and seconded by Commissioner Barbour to approve the meeting minutes of January 6 2016. Commissioner Anderson abstained. The motion was passed by the following vote:

AYES: Obringier, Barbour, Avila
 NOES: None
 ABSTAIN: Anderson
 ABSENT: None

IX. PUBLIC HEARINGS

1. **Willows Shopping Center Master Sign Program (PL15259 – UP, DR) –**
 Application for a Use Permit and Design Review to amend the Willows Shopping Center Master Sign Program located at 1969 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-005. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to Sections 15301 (Class 1 – Existing Facilities), 15302 (Class 2 – Replacement or Reconstruction) and 15303 (Class 3 – New Construction or Conversion of Small Structures). **Project Planner: Frank Abejo @ (925) 671-3128**

Senior Planner Frank Abejo presented the report.

Robert M., of Equity One, answered questions from the Commission.

Motion was made by Commissioner Obringier and seconded by Commissioner Laub to approve Resolution 16-02 PC approving an amendment to the Willows Shopping Center Master Sign Program with amended language subject to the Conditions of Approval set forth in Attachment A to Resolution No. 16-02 PC. The motion passed by the following vote:

AYES: Obringier, Laub, Anderson, Avila, Barbour
 NOES: None

ABSTAIN: None
 ABSENT: None

2. **Secondary Living Unit Text Amendment to the Development Code (PL16024 – DC)** – City-initiated text amendment to Section 18.200.180 Secondary Living Units of the Concord Development Code and recommends adoption of an Addendum to the 2012 SEIR for the Secondary Living Unit Text Amendment to the Development Code. The proposed changes would eliminate the provision for a required deed restriction for owner occupancy of one of the units on the parcel. At the same time, a Pilot Program for Secondary Living Units will be discussed including fee reductions for the smaller (640 sq. ft. or less) units in order to fulfill Program H-1.4.4 within the City’s Housing Element Update. Pursuant to the provisions of the Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as exempt pursuant to 15061(B)(3), and no further environmental review is required. **Project Planner: Joan Ryan @ (925) 671-3370**

Senior Planner Joan Ryan presented the report.

Public Comment

Jodeen Percey commented about including larger Secondary Living Units with this fee reduction.

Motion was made by Commissioner Laub and seconded by Commissioner Barbour to approve Planning Commission Resolution 16-01 PC recommending City Council pass an Ordinance approving the Development Code Amendment (PL16024-DC) to Section 18.200.180 for a Two-Year Pilot Program for Small Secondary Living Units, pass a Resolution adopting revisions to the Master Fee Schedule, and Develop and Implement a Marketing and/or Publicity Campaign for the Two-Year Pilot Program. The motion passed by the following vote:

AYES: Laub, Barbour, Anderson, Avila, Obringer
 NOES: None
 ABSTAIN: None
 ABSENT: None

X. COMMISSION CONSIDERATIONS

1. **General Plan Annual Progress Report**

Senior Planner Joan Ryan presented the report.

Motion was made by Commissioner Obringer and seconded by Commissioner Laub recommending acceptance of the General Plan

Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development. The motion passed by the following vote:

AYES: Obringer, Laub, Anderson, Avila, Barbour
 NOES: None
 ABSTAIN: None
 ABSENT: None

XI. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced the upcoming Planning Commissioner's Academy on March 2nd through the 4th and the cancellation of the March 2nd Planning Commission meeting due to this conference.

XII. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner Avila reported that he chaired the Annual Salinity Summit in Las Vegas last week and explained what was presented.

XIII. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced an appeal hearing will occur on February 17th and the March 2nd meeting will be cancelled. She also announced there will be an upcoming Bicycle and Pedestrian Advisory Committee Meeting on February 22nd and a Todos Santos Design Guidelines joint meeting with Council Committee on Early California Architecture and the Design Review Board members will be held on February 8th.

XIV. ADJOURNMENT

Commissioner Laub moved to adjourn at 8:09 P.M. Commissioner Obringer seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson
 Planning Commission Secretary
 Planning Manager



Transcribed by Grant Spilman,
 Administrative Coordinator